

CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Public Street or Alley Closing Application
<https://www.harrisonburgva.gov/street-alley-closings>

APPLICANT INFORMATION

Trenton, Inc. 703-390-5805
 Applicant's Name Telephone
 1411 Woodhurst Blvd William Lindsey <drwlindsey@gmail.com>
 Street Address E-Mail
 McLean VA 22102
 City State Zip

APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)

Todd C. Rhea 540-433-2601
 Applicant's Representative Telephone (work, fax, mobile)
 92 N. Liberty Street tcrhea@clark-bradshaw.com
 Street Address E-Mail
 Harrisonburg VA 22802
 City State Zip

Property Location: _____

Estimated Cost of Street/Alley Closing:
 Estimated area to be closed (A): \$ 7245 sq. ft.
 Estimated cost per sq. ft. (B): \$ 9.75 per sq. ft.
 Estimated total cost (A x B): \$ 70,638.75

Estimated area to be closed can be obtained from the Department of Community Development, City Hall, 2nd Floor.
 Estimated cost per sq. ft. must be obtained from the Real Estate Office, City Hall, 1st Floor and documented by e-mail or letter attached to this application, or by staff initials here. Staff Initials: _____ Date: _____

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

[Signature] 9-3-2020
 APPLICANT DATE

REQUIRED ATTACHMENTS

- Letter providing a description of the proposed closure and reason for the desired closure.
- Location sketch of the street/alley to be closed or a survey of the property.²
- Email or Letter from Real Estate Office providing estimated costs if staff initials are not provided above.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

9/2/20 Total Fees Due: \$ 50
 Date Application and Fee Received Application Fee: \$50.00³
[Signature]
 Received By

¹ Adjacent property owners are entitled to purchase half of the street/alley and have 60-days to notify the City from the date of notification from the City following the first reading at City Council. If the adjoining property owners do not wish to purchase their half of the street/alley, the applicant will be required to purchase the remaining half. The final cost shall be a fair market value determined by the Real Estate Office and City Manager after the survey is provided by the applicant and after the first reading.

² The Department of Community Development can assist with the location sketch for this application. After the first reading, the applicant is responsible for providing a survey of property and metes and bound description (prepared by a surveyor, engineer, or other person duly authorized by the state). A survey is not required at the time of application for the first reading at City Council.

³ The applicant is responsible for additional fees for newspaper advertisements prior to the first hearing at City Council.

CLARK & BRADSHAW, P.C.

MARK B. CALLAHAN
TODD C. RHEA
MATTHEW C. SUNDERLIN
BRADLEY J. MOYERS
DAVID C. NAHM
QUINTON B. CALLAHAN
KAREN L. ROWELL

ATTORNEYS AT LAW
92 NORTH LIBERTY STREET
POST OFFICE BOX 71
HARRISONBURG, VIRGINIA 22803-0071
TELEPHONE (540) 433-2601
FACSIMILE (540) 433-5528
CLARK-BRADSHAW.COM

M. STEVEN WEAVER
OF COUNSEL
—
ELLEN H. BRODERSEN, C.P.A.
AMY L. RUSH, C.P.A.
(NOT ATTORNEYS)

September 9, 2020

VIA EMAIL (Adam.Fletcher@harrisonburgva.gov)

Mr. Adam Fletcher
City of Harrisonburg
Director of Planning and Community Development
409 S. Main Street
Harrisonburg, VA 22801

Re: Request for Closure of Alley

Dear Mr. Fletcher:

I am writing as counsel for Trenton, Inc. and a related entity Bernard, LC (the "Applicant") who together own all the parcels surrounding an approximately 7,245 square foot alley located off of Warren Street in the City of Harrisonburg. The Applicant is requesting a closure and sale of the subject alley per the attached application and plat, and has offered to purchase the square footage at the valuation provided by the City Commissioner of Revenue's Office. The subject alley, as shown on the plat, provides not public access to another public street at its terminus, nor does it provide access to any properties other than those by the Applicant. The sole exception being the City owned parcels fronting South Liberty Street adjacent to its intersection with Warren Street, where a gravel parking area is currently located. The Applicant has agreed to provide the City an easement for access to these parcels and lot at the time of the closure and transfer of the alley to the Applicant.

The requested closure will also allow the Applicant to add the land comprising the existing alley to its adjoining parcels to foster future development opportunities, which would result in additional benefits to the City from the potential future development from increased assessments and higher land uses.

Thank you for the City's consideration of the alley closure request.

Regards,



Todd C. Rhea

TCR/amm
Enclosure

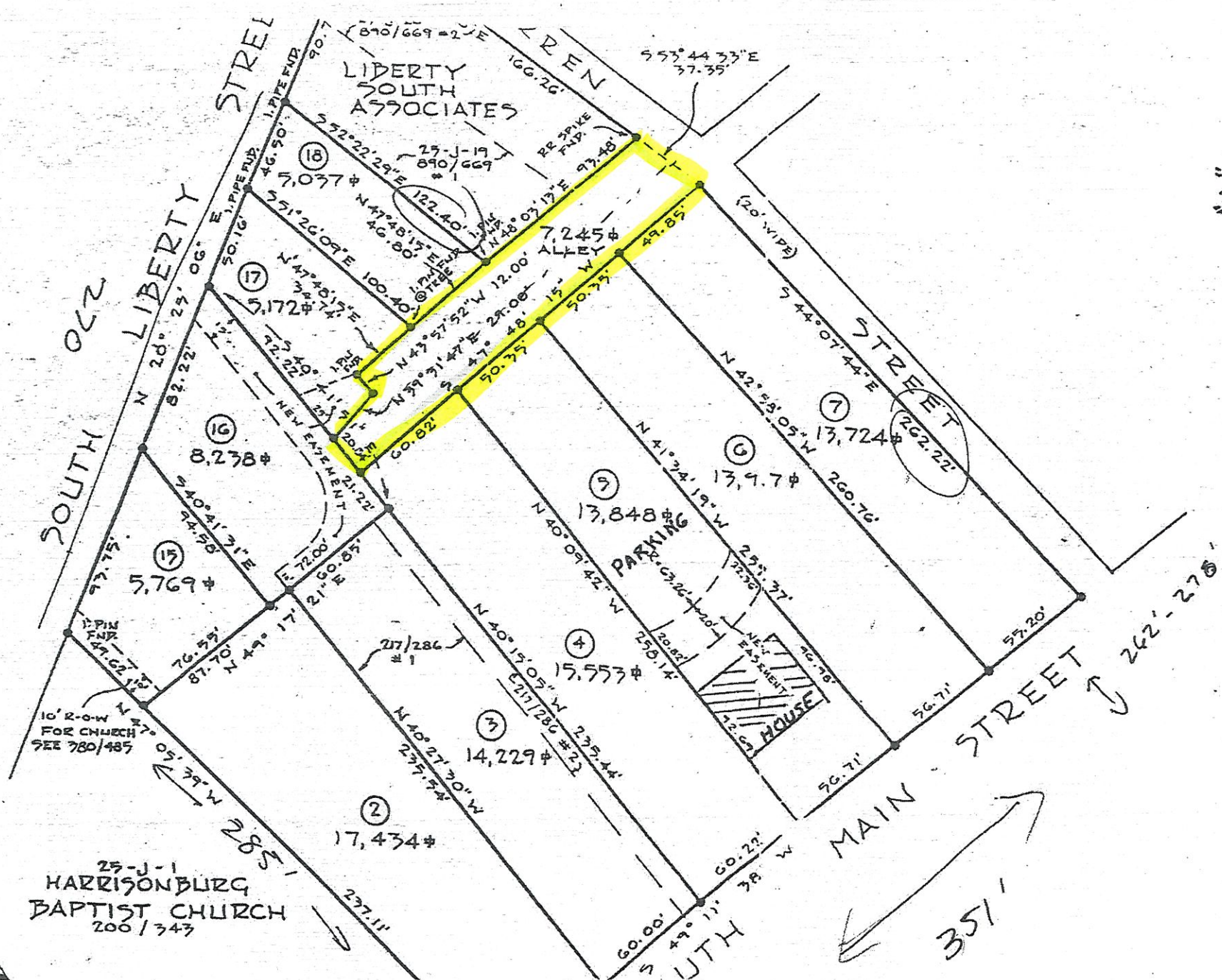


EXHIBIT "A"

Todd Rhea

From: Lisa Neunlist <Lisa.Neunlist@harrisonburgva.gov>
Sent: Tuesday, September 1, 2020 7:57 AM
To: Todd Rhea
Cc: Thanh Dang
Subject: RE: Alley Closure Valuation Request

Good morning Todd.

IN COMPLIANCE WITH *CITY OF HARRISONBURG CODE OF ORDINANCES, SECTION 6-1-23*, I SUBMIT THE FOLLOWING INFORMATION.

The adjacent properties are assessed at \$9.50 and \$10.00 per square foot.
The assessed values indicate a value for the subject at \$9.75 per square foot.

Let me know if I can help further.

Lisa Neunlist

Real Estate Director
City of Harrisonburg
409 S. Main St
Harrisonburg, VA 22801
540-432-7795
540-432-8938 Fax

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From: Todd Rhea <tcrhea@clark-bradshaw.com>
Sent: Monday, August 31, 2020 9:53 AM
To: Lisa Neunlist <Lisa.Neunlist@harrisonburgva.gov>
Subject: Alley Closure Valuation Request
Importance: High

WARNING: This email was sent from outside of your organization.

Lisa – Good morning. I am working with Community Development on an alley closure application for the existing alley off of Warren Street surrounded by Trenton, Inc./Bernard, LC properties (with the exception of the City owned lot fronting S. Liberty Street.